

recorded just prior to the recording hereof.

Together with the buildings and improvements thereon and the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To have and to hold the aforesaid parcel of ground and premises unto the proper use and benefit of Cornelia A. Sundergill and Joshua H. Sundergill, her husband and the survivor of them and their heirs and assigns forever.

Provided that if the said Stanley H. Sundergill and Emma E. Sundergill, his wife, their heirs, personal representatives or assigns, shall well and truly pay to the said, the aforesaid sum of Four Thousand Dollars, when and as the same may be due, and shall observe the covenants herein on their part to be void.

made in the premises, the said Stanley H. Sundergill, his wife, shall possess and pay, all taxes and assessments, all taxes and assessments levied or assessed, or to be levied on the property, which taxes, assessments and interest, the said Stanley H. Sundergill, his wife for themselves, their heirs, personal representatives and assigns, do hereby covenant to pay when legally demandable. But if default be made in payment of said money, or the interest thereon to accrue, or in any part of either of them, at the time limited for the payment of the same, or in any agreement covenant or condition of this mortgage, then the entire mortgage debt shall be deemed due and demandable; and it shall be lawful for the said Cornelia A. Sundergill and Joshua H. Sundergill, her husband and the survivor of them, or their personal representatives and assigns, at any time after such default to sell the property hereby mortgaged, at the Court House door in Frederick City, Maryland, at public auction for cash, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs or assigns, and which sale shall be made in the manner following; viz: upon giving notice of the